

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139  
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## COMMISSION MEMORANDUM

To: Mayor David Dermer and  
Members of the City Commission

Date: May 18, 2005

From: Jorge M. Gonzalez  
City Manager

Subject: **REPORT OF THE MAY 9, 2005 - LAND USE AND DEVELOPMENT COMMITTEE MEETING**

A meeting of the Land Use and Development Committee was held on Monday, May 9, 2005 at 4:00 p.m. in the City Manager's Large Conference Room. The following were in attendance: Vice Mayor Luis R. Garcia Jr. and Commissioners Matti Herrera Bower, Saul Gross and Jose Smith.

1. **DISCUSSION REGARDING THE ZONING OF RELIGIOUS INSTITUTIONS IN THE RS-4 DISTRICT.** Referred at the July 28, 2004 City Commission Meeting. Discussed at the September 13, 2004 and January 10, 2005 Land Use and Development Committee Meetings.

Perry Adair and Rob Curtis, representing interested parties, explained their proposed ordinance.

**Motion:** Study options of two overlay districts that cover the 47<sup>th</sup> Street and 40<sup>th</sup> Street areas or a combination of Land Development Regulation changes on 47<sup>th</sup> Street and overlay on 40<sup>th</sup> Street. Come back to the Land Use and Development Committee on July 11, 2005. Gross/Bower Vote 4-0

2. **DISCUSSION REGARDING AN ORDINANCE FOR EVALUATION OF OLDER BUILDINGS RECOMMENDED BY THE MAYOR'S BLUE RIBBON PANEL ON STRUCTURAL INTEGRITY OF THE BUILDING.** Referred at the April 20, 2005 City Commission Meeting.

**Motion:** Send proposed Ordinance to Historic Preservation Board and Planning Board and Design Review Board for their input and review. Gross/Bower Vote 4-0

3. **DISCUSSION REGARDING AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," DIVISION 2, "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY CREATING SECTION 142-109, "DEVELOPMENT REGULATIONS FOR SINGLE-FAMILY LOTS ABUTTING A GC GOLF COURSE DISTRICT," PROVIDING FOR LEGAL, NON-CONFORMING STATUS FOR EXISTING STRUCTURES, REAR SETBACKS AND ENCROACHMENTS INTO EASEMENT AREAS; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

Fernando Vasquez, City Engineer, Public Works Department, outlined the issue/concern.

**Motion:** Commissioner Bower, as City Commission liaison, will reach out to property owners after Public Works provides a list of all existing encroachments. Gross/Bower Vote 3-0

JMG/TH/JGG/rar

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Agenda Item CGE  
Date 5-18-05

**LAND USE AND DEVELOPMENT COMMITTEE**  
**May 9, 2005 at 4:00 p.m.**  
**City Manager's Large Conference Room**

**Attendance Sheet**

NAME	E-MAIL ADDRESS	CONTACT NUMBERS	FAX NUMBER
1. Comm. Garcia	@		
2. Comm Bower	@		
3. Jorge Gomez	@		
4. Richard Lorber	@		
5. Jeremy Fernandez	@		
6. Perry Adair	@ becker-polakoff.com	305-260-1016	
7. Gaby Held	@		
8. John Heffernan	@ miami-beach.fl.gov	6457	
9. Nathan Y. Gross	@ juno.com	305-532-8491	
10. Rabbi A. Stolper	@ AOL.COM	786-525-5913	
11. Benjamin Befeler	@ befeler@belleair.com	305-545-6575	
12. AC WEINSTEIN	@ AC@MIAMI-SUNPOST.COM	6722	
13. Rachelael	@		7096
14. Esther Rodriguez	@ miami-beach.fl.gov	6528	
15. Rob Curtis	@ CURTISPLANNING.COM	305-801-6300	
16. Hamid Dolikhan	@ miami-beach.fl.gov	(305) 611-7000	
17.	@		
18.	@		
19.	@		
20.	@		